

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – April 20, 2007**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:05 a.m. and adjourned at 9:29 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Kreitzer, Riess

**Commissioners Absent:** Day, Pallinger, Woods

**Advisors Present:** Areigat, Sinsay (DPW); Taylor (OCC)

**Staff Present:** Beddow, Gibson, Johnson, Konar, Maxson, Murphy, Muto, Ramaiya, Stevenson, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of April 6, 2007.**

**Action:** Riess – Brooks

Approve the Minutes of April 6, 2007.

Ayes: 4 - Beck, Brooks, Kreitzer, Riess  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 3 - Day, Pallinger, Woods

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

**D. Formation of Consent Calendar:** Items 1, 3 and 4

**TM 5350, Agenda Item 1:****1. Calavo Tentative Map; Tentative Map TM 5350, Fallbrook Community Planning Area (continued from the meeting of April 6, 2007)**

Proposed Tentative Map to allow subdivision of 3.7 acres into six single-family residential lots ranging from 0.52 to 0.82 gross acres in size. The lots are consistent with the minimum lot size requirement for the RR2 zone (0.5 acre). Proposed grading includes 8,000 cubic yards of cut and 12,900 cubic yards of fill with the balance to be imported. Sewer and water services are available to serve the project. Access will be provided via a proposed private road easement from Calavo Road. The project site is located on the east side of Calavo Road, between Pepper Tree Lane and Sea Larke Drive within the Fallbrook Community Planning Area. The surrounding area in all four directions is characterized by single-family residences. The General Plan Land Use is (3) Residential and the property is zoned RR2, Rural Residential.

**Staff Presentation:** Konar

This Item is approved on consent.

**Action:** Riess – Brooks

Adopt the Resolution approving Tentative Map (TM) 5350, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	4 -	Beck, Brooks, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Pallinger, Woods

**P52-008W<sup>3</sup>, Agenda Item 2:**

**2. Glen Abbey Memorial Park; Major Use Permit Modification P52-008W<sup>3</sup>, Sweetwater Community Plan Area**

Request for approval of Condition A22 (Habitat Management Plan) of Major Use Permit Modification P52-008W<sup>3</sup>, which is an expansion of the existing cemetery for future use that was approved by the Planning Commission on February 4, 2005. Condition A22 requires the applicant to prepare a final Habitat Management Plan for the preservation and management of the Biological Open Space. Approval by both DPLU and the Planning Commission is required to satisfy this Condition. DPLU approved the final Habitat Management Plan on November 15, 2006. The General Plan Land Use Designation is (22) Public/Semi-Public Lands and the zoning is RR1 (Rural Residential). The project site is located at 3838 Bonita Road in Bonita.

**Staff Presentation:** Beddow

This Item is approved on consent.

**Action:** Beck – Riess

Find that the requirements set forth in Condition A22 of Major Use Permit Modification P52-008W<sup>3</sup> have been satisfied.

Ayes:	4 -	Beck, Brooks, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Pallinger, Woods

TM 5435, Agenda Item 3:

3. Kasitz Tentative Map; Tentative Map (TM) 5435, Alpine Community Planning Area

Request for approval of Tentative Map 5435 to allow seven residential lots on a 1.30-acre site located near the intersection of Tavern Road and Tavern Court in Alpine. The proposed parcels will range from 6,001 square feet to 8,282 square feet in size. The General Plan Land Use Designation is (8) Residential and the Use Regulation is RS7 (Single-Family Residential), with a minimum lot size of 6,000 square feet.

Staff Presentation: Ramaiya

This Item is approved on consent.

Action: Riess – Brooks

Adopt the Resolution approving Tentative Map (TM) 5435 , which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	4 -	Beck, Brooks, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Pallinger, Woods

**P06-003, Agenda Item 4:**

**4. Sprint/Nextel Pine Tree; Major Use Permit P06-003, Central Mountain Subregional Plan**

Requested Major Use Permit to allow construction and operation of an unmanned wireless telecommunication facility on property located at 7505 Campbell Ranch Road in Alpine. The proposed facility is comprised of a 40-foot tall faux mono-pine consisting of five antennas on three sectors. Supporting equipment will be housed in a new equipment shelter measuring 11' 6" wide, 20' long and 10' high located on a new concrete pad. Campbell Ranch Road provides access to the site. This facility is planned to be adjacent to three existing wireless facilities co-located on one existing 75-foot monopine.

**Staff Presentation:** Johnson

This Item is approved on consent.

**Action:** Riess – Brooks

Grant Major Use Permit P06-003, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	4 -	Beck, Brooks, Kreitzer, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Pallinger, Woods

**Administrative:**

**E. Director's Report:**

- Business Process Reengineering, Phase II

Phases I and II of the revised application submittal and permit processing procedures have been completed, and Phase III is being implemented. The environmental consultants' lists for all categories have been completed, and the pre-application process is now mandatory for all project proposals. The results of these efforts are encouraging, and Staff's guidelines for evaluating historic resources are being used as a model by the State of California.

**F. Report on actions of Planning Commission's Subcommittees:**

No reports were provided.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioner Riess will represent the Planning Commission at the April 25, 2007 Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

The California Counties Planning Commission Association Spring Conference is scheduled for May 19, 2007.

**Department Report**

**I. Scheduled Meetings:**

May 4, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 18, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 1, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 15, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 29, 2007	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

**Administrative:**

July 13, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 27, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 10, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 24, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 7, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 5, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 2, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 28, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 9:29 a.m. to 9:00 a.m. on May 4, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.